

Rolling Hills

CHARMING ESTATES



Ref: TCR-032

Toscana - Siena - San Gimignano

PRICE: 790.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 200.00 Mq
Bedrooms: 3
Bathrooms: 3
Swimming-pool: 1
Land: 1 ha

Short distance from the medieval town of San Gimignano Tuscany, for sale a completely restored stone house of 200 sqm, for a total of 3 bedrooms, 3 bathrooms and 1ha of completely fenced land with pool.

The building has an extension of 200 sqm, it is on 2 levels and it was completely restored in 2007, using high quality materials only.

And it is composed of:

- Ground floor: 3 double bedrooms with independent entrance, 2 bathrooms, a storage and a technical room.
- First floor: extended terrace with porch with direct access to the kitchen, bathroom, storage and a beautiful living room with fire place.

CLASS ENERGY "F", IPE 200kWh/ m2 per year.

The land that is included on the sale price has an extension of 1 ha, and it used as fenced garden with an 8X4 mt pool that was built in 2019.

STATE AND FINISHES

The house is in perfect conditions, ready to be inhabited; during the last restoration works (in 2006) all the characteristics of the typical Tuscan farmhouse, like wooden beam and cotto floors, have been preserved, without sacrificing all the latest comforts.

The pool was built in 2019.

SERVICES AND UTILITIES

The water is supplied by a private well, there are 2 tanks for collecting rainwater of 5000 lt and 1000 lt. The heating system is LPG fueled.

USES AND POTENTIALITIES

This building is ideal both as a main residence and as a holiday house, it has also great possibilities to be rented out for summer rentals.

LOCATION

The stone house is located in a strategic position and it is also well connected, in fact it is 15 min (10 km) far from San Gimignano, Poggibonsi and Colle Val d'Elsa.

In 40 minutes (30 km) you can reach Volterra and Siena.

The nearest airports are: Florence (50 min, 1h), Pisa (96 km, 1h 35 min) and Bologna (150 km, 2h 10 minutes).

The last 4 km of the access road are of unpaved road, but in very good condition.



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